

DOUGLAS COUNTY, NV **2021-979043**
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=2 **12/29/2021 09:07 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-22-210-160
R.P.T.T.	\$1,755.00
File No.:	1505139 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Matthew John Colangelo	
P.O. Box 2945	
Stateline, NV 89449	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kevin B. Rogers and Melissa M. Rogers, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Matthew John Colangelo, an unmarried man** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 582 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12-9-2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

[Signature]
Kevin B. Rogers

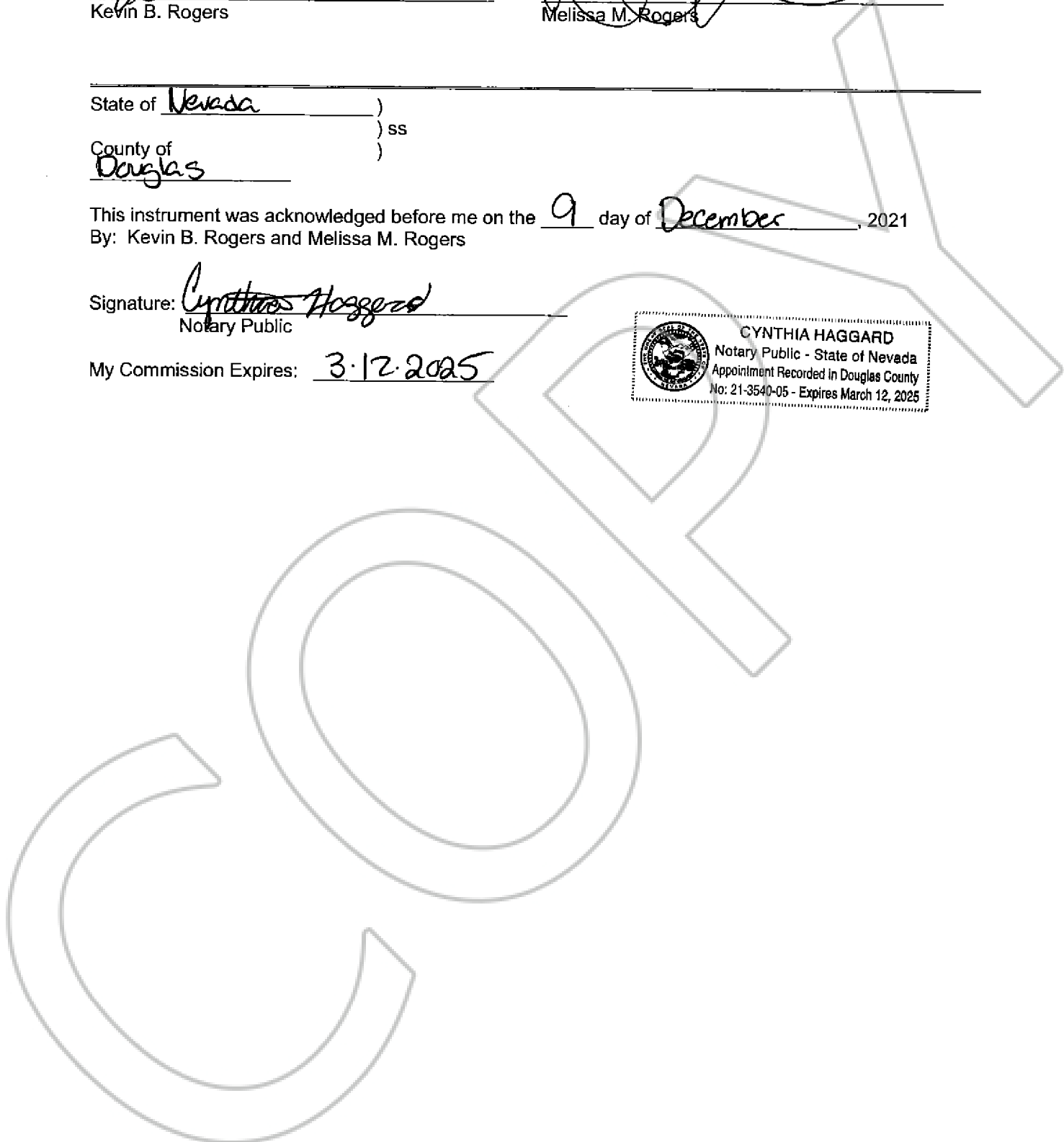
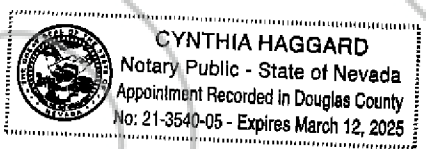
[Signature]
Melissa M. Rogers

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 9 day of December, 2021
By: Kevin B. Rogers and Melissa M. Rogers

Signature: [Signature]
Notary Public

My Commission Expires: 3.12.2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-22-210-160
 b) _____
 c) _____
 d) _____
2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 450,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 450,000.00
 d. Real Property Transfer Tax Due \$ 1,755.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 _____ %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature KA Capacity _____ Grantor ESCROW
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kevin B. Rogers and Melissa M. Rogers
 Address: 6366 E. Beckett Trail Road
 City: Prescott
 State: AZ Zip: 86314

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Matthew John Colangelo
 Address: P.O. Box 2945
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1505139 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410